

## Landscape Assessment Districts

### FY 24-25 Assessment Summary

# of Parcels Assessed	Project Number	Landscape District	Beginning Balance	Assessments Levied	Total Sources	Maintenance & Admin. Costs	Ending Balance	FY24-25 Net Assessment Per Parcel	FY23-24 Net Assessment Per Parcel	Rate % Increase or Decrease
24	LAD076400	JUDITH COURT	\$ (853)	\$ 2,633	\$ 1,780	\$ 5,061	\$ (3,281)	\$ 109.70	\$ 107.55	2.0%
74	LAD076600	ANNA'S MEADOWS	\$ (20,914)	\$ 1,250	\$ (19,664)	\$ 10,518	\$ (30,182)	\$ 16.89	\$ 16.56	2.0%
44	LAD076800	LIBERTY FARMS	\$ (35,342)	\$ 9,404	\$ (25,937)	\$ 15,659	\$ (41,596)	\$ 213.73	\$ 209.54	2.0%
40	LAD076900	CORONA CREEK 2	\$ (9,386)	\$ 4,505	\$ (4,881)	\$ 9,514	\$ (14,395)	\$ 112.62	\$ 110.41	2.0%
100	LAD077000	AMERICANA	\$ 18,725	\$ 4,085	\$ 22,810	\$ 4,814	\$ 17,997	\$ 40.85	\$ 40.05	2.0%
14	LAD077100	KINGSFIELD	\$ (9,946)	\$ 788	\$ (9,158)	\$ 2,275	\$ (11,432)	\$ 56.31	\$ 55.20	2.0%
151	LAD077200	CASA DEL ORO	\$ 4,443	\$ 4,283	\$ 8,725	\$ 7,318	\$ 1,408	\$ 28.36	\$ 27.80	2.0%
185	LAD077500	MCNEAR LANDING	\$ (22,543)	\$ 15,402	\$ (7,141)	\$ 11,881	\$ (19,022)	\$ 82.81	\$ 81.18	2.0%
41	LAD077600	FAIRWAY MEADOWS	\$ (31,372)	\$ 9,235	\$ (22,138)	\$ 17,083	\$ (39,220)	\$ 225.23	\$ 220.82	2.0%
83	LAD077700	GLENBROOK	\$ (9,426)	\$ 4,567	\$ (4,859)	\$ 8,747	\$ (13,606)	\$ 55.02	\$ 53.95	2.0%
177	LAD077900	MEADOW PARK	\$ 103,536	\$ 22,483	\$ 126,019	\$ 33,781	\$ 92,239	\$ 127.02	\$ 127.02	0.0%
44	LAD078000	TWIN CREEKS	\$ (18,833)	\$ 11,149	\$ (7,684)	\$ 16,105	\$ (23,789)	\$ 253.39	\$ 248.42	2.0%
82	LAD078100	PARK PLACE	\$ 245	\$ 2,837	\$ 3,082	\$ 4,706	\$ (1,624)	\$ 34.60	\$ 33.92	2.0%
59	LAD078200	WOODSIDE VILLAGE	\$ 5,348	\$ 3,597	\$ 8,946	\$ 6,144	\$ 2,802	\$ 60.97	\$ 59.77	2.0%
110	LAD078300	SHELTER HILLS	\$ (37,992)	\$ 2,297	\$ (35,695)	\$ 2,730	\$ (38,425)	\$ 20.88	\$ 20.47	2.0%
78	LAD078400	SPRING MEADOWS	\$ (6,953)	\$ 3,338	\$ (3,615)	\$ 4,653	\$ (8,268)	\$ 42.79	\$ 41.96	2.0%
19	LAD078500	ST JAMES ESTATES	\$ 166	\$ 3,210	\$ 3,376	\$ 4,185	\$ (809)	\$ 168.92	\$ 165.61	2.0%
71	LAD078600	VILLAGE EAST	\$ 9,298	\$ 1,999	\$ 11,297	\$ 5,180	\$ 6,117	\$ 28.15	\$ 27.60	2.0%
79	LAD078700	VILLAGE MEADOWS	\$ 7,757	\$ 10,296	\$ 18,053	\$ 11,497	\$ 6,556	\$ 124.05	\$ 124.05	0.0%
200	LAD078800	CROSS CREEK	\$ 12,548	\$ 11,041	\$ 23,589	\$ 8,628	\$ 14,960	\$ 55.20	\$ 54.12	2.0%
167	LAD079000	WESTRIDGE	\$ 9,170	\$ 14,498	\$ 23,669	\$ 9,595	\$ 14,074	\$ 86.82	\$ 85.11	2.0%
445	LAD079100	SONOMA GLEN SF	\$ 37,749	\$ 28,254	\$ 74,319	\$ 22,512	\$ 50,370	\$ 93.25	\$ 91.42	2.0%
		SONOMA GLEN TH	\$ -	\$ 8,316		\$ 1,437		\$ 58.56	\$ 57.41	2.0%
180	LAD079200	MOUNTAIN VALLEY	\$ 2,809	\$ 12,060	\$ 14,869	\$ 17,084	\$ (2,215)	\$ 67.00	\$ 67.00	0.0%
117	LAD079300	KINGSMILL	\$ (9,473)	\$ 13,685	\$ 4,212	\$ 16,823	\$ (12,611)	\$ 113.10	\$ 110.88	2.0%
75	LAD079400	COUNTRY CLUB ESTATES	\$ 6,453	\$ 7,900	\$ 14,353	\$ 11,171	\$ 3,182	\$ 100.00	\$ 100.00	0.0%
124	LAD079500	CADER FARMS	\$ 30,501	\$ 27,606	\$ 58,107	\$ 32,186	\$ 25,920	\$ 222.63	\$ 222.63	0.0%
53	LAD079501	CADER FARM HIGHLAND	\$ (25,090)	\$ 7,315	\$ (17,775)	\$ 8,103	\$ (25,878)	\$ 138.01	\$ 135.30	2.0%
21	LAD079600	CRANE GLEN	\$ (9,747)	\$ 1,712	\$ (8,035)	\$ 3,938	\$ (11,973)	\$ 81.52	\$ 79.92	2.0%
30	LAD079700	HILLVIEW OAKS	\$ (3,127)	\$ -	\$ (3,127)	\$ -	\$ (3,127)	\$ -	\$ -	0.0%
3	LAD079800	TATUM	\$ 201	\$ -	\$ 201	\$ -	\$ 201	\$ -	\$ -	0.0%
203	LAD079900	GRAYSTONE CREEK	\$ 10,391	\$ 20,300	\$ 30,691	\$ 22,842	\$ 7,849	\$ 100.00	\$ 100.00	0.0%
12	LAD092600	MAGNOLIA TERRACE	\$ 4,199	\$ -	\$ 4,199	\$ -	\$ 4,199	\$ -	\$ -	0.0%
28	LAD092700	WISTERIA	\$ 922	\$ 1,892	\$ 2,814	\$ 4,535	\$ (1,721)	\$ 67.57	\$ 66.24	2.0%
42	LAD092900	WESTVIEW ESTATES	\$ (156)	\$ 4,848	\$ 4,692	\$ 11,545	\$ (6,852)	\$ 118.25	\$ 115.93	2.0%
236	LAD093000	WILLOW GLEN	\$ 4,066	\$ 33,873	\$ 37,939	\$ 33,609	\$ 4,330	\$ 143.53	\$ 140.72	2.0%
19	LAD093100	STONERIDGE	\$ 2,115	\$ 749	\$ 2,864	\$ 3,756	\$ (892)	\$ 39.42	\$ 38.64	2.0%
97	LAD093200	LANSDOWNE	\$ 2,184	\$ 7,647	\$ 9,831	\$ 9,625	\$ 205	\$ 78.83	\$ 77.29	2.0%
37	LAD093500	WASHINGTON CK VILLAG	\$ 12,220	\$ 12,839	\$ 25,059	\$ 14,777	\$ 10,282	\$ 347.00	\$ 347.00	0.0%
78	LAD093600	TURNBRIDGE	\$ 1,678	\$ 11,031	\$ 12,709	\$ 13,374	\$ (665)	\$ 141.42	\$ 138.65	2.0%
92	LAD093700	STRATFORD PLACE	\$ (28,055)	\$ 11,847	\$ (16,208)	\$ 14,895	\$ (31,102)	\$ 128.77	\$ 128.77	0.0%
216	LAD093800	SOUTHGATE	\$ 115,440	\$ 60,500	\$ 175,940	\$ 37,077	\$ 138,863	\$ 250.00	\$ 250.00	0.0%
59	LAD093900	RIVERVIEW	\$ 26,661	\$ 3,547	\$ 30,208	\$ 7,868	\$ 22,340	\$ 56.31	\$ 55.20	2.0%
9	LAD100110	SEQUOIA ESTATES	\$ (274)	\$ -	\$ (274)	\$ -	\$ (274)	\$ -	\$ -	0.0%
45	LAD100120	SYCAMORE HEIGHTS	\$ 12,570	\$ 1,739	\$ 14,309	\$ 2,571	\$ 11,738	\$ 38.65	\$ 37.89	2.0%
326	LAD100130	ADOBE CREEK	\$ (100)	\$ -	\$ (100)	\$ -	\$ (100)	\$ -	\$ -	0.0%
	LAD100140	BENSON ESTATES	\$ 966	\$ -	\$ 966	\$ -	\$ 966	\$ -	\$ -	0.0%
	LAD100150	FACTORY OUTLET	\$ 2,436	\$ -	\$ 2,436	\$ -	\$ 2,436	\$ -	\$ -	0.0%
21	LAD150100	AVILA RANCH	\$ 21,553	\$ 12,619	\$ 34,172	\$ 12,280	\$ 21,891	\$ 600.90	\$ 600.90	0.0%
0	LAD150200	OAKS AT SUNNYSLOPE	\$ 11,204	\$ 15,447	\$ 26,651	\$ 5,048	\$ 21,603	\$ 858.17	\$ 858.17	0.0%
4,410		TOTALS	\$ 197,975	\$ 448,620	\$ 646,594	\$ 507,130	\$ 139,465			

## Landscape Assessment Districts Descriptions and Maps

	<u>Frequency Chart for Landscape Assessment Districts (LAD)</u>											
	January	February	March	April	May	June	July	August	September	October	November	December
<u>IRRIGATION</u>												
Annual System Check			*									
General System Check & Maintenance					*			*			*	
<u>WEEDS</u>												
Monitor for control	*	*	*	*	*	*	*	*	*	*	*	*
<u>LITTER &amp; LEAF REMOVAL</u> (1x per month)												
Hard Surface Areas (Litter Only)	*	*	*	*	*	*	*	*	*	*	*	*
Planted & Mulched Areas Areas (Litter Only)	*	*	*	*	*	*	*	*	*	*	*	*
Leaf Removal	*	*	*	*	*	*	*	*	*	*	*	*
<u>TREE MAINTENANCE</u>												
Tree Purning for pedestrian and street heights			*									*
<u>SHRUB MAINTENANCE</u>												
Size Control						*						*
Pruning & Shaping			*			*			*			*
<u>GROUND COVER MAINTENANCE</u>												
Edging			*			*			*			
Pruning or Mow ing												*
<u>PERENNIAL AND TALL GRASS MAINTENANCE</u>												
Dead Heading-Shaping					*			*			*	
Cut Back 2/3 Size			*									
<u>TURF (w hen present) MAINTENANCE</u> (1x per month)												
Mow ing	*	*	*	*	*	*	*	*	*	*	*	*
Edging	*	*	*	*	*	*	*	*	*	*	*	*
<u>HARD SURFACES MAINTENANCE</u>												
Extra Work - as Requested												
<u>MULCH REPLACEMENT</u>												
Extra Work - as Requested												
* See Technical Specifications for Details												

### **1. Casa Del Oro – Zone C**

- **Frontage**
  - Frates Road landscape area west of Calle Ranchero to Lakeville Road curb to fence.
  - Frates Road landscape area east of Calle Ranchero then east one lot.
- **Landscape Area**
  - Sartori Drive landscape area from curb to fence both sides of the road at the southern dead end.
- **Medians**
  - Rio Nido Way & Sartori Drive
  - Rio Nido Court
  - Calle Ranchero Drive & Frates Road
  - Calle Ranchero Drive cul-de-sac

### **2. Sycamore Heights – Zone D**

- **Medians**
  - White Oak Way cul-de-sac
  - White Oak Circle & Sycamore Lane

### **3. Village Meadows – Zone B**

- **Frontage**
  - Sonoma Mountain Parkway frontage from Lynch Creek to Clary.
- **Landscape Areas**
  - Between Flannigan Way & Lynch Creek along the creek from Maria Drive to Sonoma Mountain Parkway.
  - Includes to top of bank & pathway
- **Medians**
  - Culpepper Drive & Maria Drive
  - Clary Street & Sonoma Mountain Parkway
  - Sheila Court
- **Sidewalk to Curb**
  - All street tree irrigation in subdivision

### **4. Village East – Zone C**

- **Medians**
  - Rodgers Lane & Garfield Drive
  - Warrick Court

- Sheldrake Lane & Garfield Drive
- Sheldrake Lane cul-de-sac
- Brengle Court
- Wren Drive & Garfield Drive

## 5. **Spring Meadows – Zone C**

- **Landscape Area**
  - Landscaping along Appaloosa Circle From curb to the fence, including Photinia hedge.
- **Medians**
  - Appaloosa Court
  - Caulfield Lane cul-de-sac.
  - Kiwi Court
  - Persimmon Court
  - Caulfield Lane & Garfield Drive

## 6. **Shelter Hills Village – Zone C**

- **Street Entrance**
  - Landscaping on both sides of the street at the entrance to Tarragon Court, sidewalk to curb & against the fence.

## 7. **Meadow Park – Zone A**

- **Frontage**
  - South Point Boulevard landscape area on both the north and south sides of the street. North side from the sidewalk to curb & south side from the sidewalk to curb behind sidewalk to hedge.
  - Wood Sorrel Drive landscape area on the north side of Wood Sorrel Drive from Yarberry Drive to South Point Boulevard sidewalk to curb and sidewalk to the fence. South side of Wood Sorrel Drive from Yarberry Drive to South Point Boulevard sidewalk to curb.
- **Landscape Areas**
  - Yarberry Drive landscape area on the north side of Yarberry Drive from Wood Sorrel Drive east to the first house. Includes area from curb to fence.
  - Landscape easement along Abercrombie, south side from the curb to fence.
- **Medians**
  - Dupree Way & Maria Dive
  - Dupree Court
  - Allegheny Court
  - Dupree Way & Yarberry Drive

- Yarberry Drive & Garret Way
- Yarberry Drive & MacMahan Way
- Jason Court
- Megan Court
- South Point Boulevard

#### **8. Anna's Meadow – Zone C**

- **Frontage**
  - McDowell Boulevard South frontage eastside from Casa Grande Road to just before Anna Way curb to the fence. Casa Grande Road landscape area north side of the street from McDowell Boulevard South to just east of Henry Way curb to the fence.
- **Median**
  - Henry Way & Casa Grande Road
- **Sidewalk to Curb**
  - Irrigation for street trees on Daniel Drive & Wieling Way both sides of the street.

#### **10. St. James Estates – Zone B**

- **Frontage**
  - Curb to the fence between East Madison Street & Wyndham Way
- **Landscape Area**
  - On the south side of Wyndham Way from Sonoma Mountain Parkway to corner from curb to wall.
  - On the east side of Wyndham Way, around the corner from corner to end of the subdivision from the curb to wall/fence.

#### **11. Park Place – Zone B – Map 11A**

- **Frontage – Map 11B**
  - Rainer Avenue landscape on the south side of Maria Drive to Acadia Drive from the sidewalk to the fence.
- **Medians**
  - Trinity Court
  - Redrock Court
- **Sidewalk to Curb**
  - Street tree irrigation only for the entire subdivision

## **12. Glenbrook – Zone A**

- **Frontage**
  - Sonoma Mountain Parkway landscape west side Sonoma Mountain Parkway from Riesling Road south to Glenbrook Park.
  - Maria Drive from one lot west of Lancaster Drive east to Glenbrook Park.
- **Landscape Areas**
  - Landscape area on the south side of Riesling Road from Sonoma Mountain Parkway to just West of Riesling Court sidewalk to curb.
- **Medians**
  - New Castle Court
  - Inverness Drive
  - Brody Court
  - Riesling Court
- **Sidewalk to Curb**
  - Irrigation only for street trees in the entire subdivision.

## **13. Fairway Meadows**

- **Frontage**
  - Ely Boulevard South landscape frontage.
- **Landscape Areas**
  - South side of paver path which goes from Ely Boulevard South to Spyglass Road.
  - Spyglass Road turf area from curb to fence extending from paver path to Spyglass cul-de-sac.
- **Medians**
  - Ely Boulevard South & Spyglass Road
  - Spyglass Road cul-de-sac
- **Sidewalk to Curb**
  - Street tree irrigation for the entire subdivision

## **14. Country Club Estates – Zone D**

- **Frontage**
  - McNear Avenue from the edge of development to end, including sidewalk to curb and from behind sidewalk to fence.
- **Median**
  - McNear Avenue & Country Club Drive

## **15. Sonoma Glen – Zone A**

- **Frontage**
  - Sonoma Mountain Parkway landscape area on the east side of Maria Drive from Manzanita path north of Lancaster to Sonoma Mountain Parkway curb to the fence. Exclude area in front of the school.
  - Ely Road landscape area on the west side of Ely Road from Burgundy Court to Nora Lane curb to the fence.
- **Landscape Areas**
  - Kensington Place Park at the corner of Kensington Place & Dorset Drive.
  - Mow This Greenbelt 2 X Month – Corona Creek curb to top of the bank landscape area on the north side of Corona Creek from Ely Road west to just past Telford Lane landscape area on the south side of Corona Creek from Ely Road west to Sonoma Mountain Parkway.
  - Zinfandel Drive landscape area, which includes Manzanita path from the curb to fence from Maria Drive along Merlot Court along Zinfandel Drive to Riesling Road. This also includes a turf and sign area at the corner of Zinfandel Drive & Merlot Court.
- **Medians**
  - Merlot Court
  - Cabernet Court
  - Muscat Court
  - Riesling Road
  - Wine Court
  - Claret Court
  - Madeira Circle Court (2 medians)
  - Savoy Circle
  - Cliff Haven Court
- **Sidewalk to Curb**
  - Landscape & irrigation maintenance at Colombard Road's south side from Zinfandel Drive to Madeira Circle, including Wine Court.
  - Irrigation only at all other streets and cul-de-sacs.

## **16. Mountain Valley – Zone B**

- **Frontage**
  - Sonoma Mountain Parkway landscape area frontage as indicated on the map curb to the wall.
- **Landscape Areas**
  - Urban separator landscape area east of Tulare Street from the northern border of the subdivision to the southern border of the subdivision curb to 10' behind the sidewalk.

- **Medians**
  - Rainer Circle entrance at Sonoma Mountain Parkway.
  - Palen Court

#### **17. Kingsmill – Zone B**

- **Frontage**
  - Sonoma Mountain Parkway landscape area as indicated on the map, including the north & south sides of the entrance.
- **Landscape Areas**
  - Urban separator landscape area on the east side of Castle Drive includes the area behind the house on the north end curb to 10' behind the sidewalk.
- **Medians**
  - Sonoma Mountain Parkway & Castle Drive
  - Nottingham Court.
  - Maiden Lane
  - Jester Court
  - Page Court

#### **18. Cader Farms – Zone B**

- **Frontage**
  - Landscape area SMP, as indicated on the map, includes the north & south sides of the entrance at Rainer Circle.
- **Landscape Corners**
  - Greenwich Street & Rainer Circle has three corners.
  - Almanor Street & Rainer Circle has two corners.
  - Downing Street & Rainer Circle has two corners.
  - Brompton & Almanor has two corners.
  - Brompton & Greenwich has two corners.
  - Pembridge Street & Rainer Circle as two corners.
  - Pembridge Street & Almanor Street has two corners.
- **Landscape Areas**
  - Turf on the east side of Downing Street from 1850 North to the corner of Downing Street & Rainer Circle. Sidewalk to curb.
  - Turf on the east side of Rainer Circle from Matzen Ranch Circle north to Matzen Ranch Circle.
  - Sidewalk to curb next to the school. See map.
  - Turf easement around Eagle Park sidewalk to curb.



- **Medians**
  - Rainer Circle & Sonoma Mountain Parkway
  - Chelsea Court
  - Branbury Court

#### **19. Cader Farms Highland – Zone B**

- **Landscape Area**
  - Urban separator landscape area on the east side of Matzen Ranch Circle Curb to 10' behind the sidewalk.
- **Medians**
  - Matzen Ranch Circle & Rainer Circle Entrance median and also includes sidewalk to curb the north and south sides.
  - Matzen Ranch cul-de-sac. (north)
  - Matzen Ranch cul-de-sac. (east)

#### **21. Crane Glen – Zone B – Map 21A**

- **Frontage – Map 21B**
  - Landscape maintenance on SMP, as indicated on the map.
- **Landscape Area**
  - Landscape area at the end of Rosamond Street behind the curb to the sound wall.
- **Medians**
  - Rosamond Street – **Irrigation Only**
  - Rosamond Street cul-de-sac. – **Irrigation Only**
- **Sidewalk to Curb**
  - Street tree irrigation for the entire subdivision.

#### **22. Westridge Knolls – Zone D**

- **Frontage**
  - I Street landscape area on the north side beginning with Pin Oaks then west to end of the subdivision just past entrance, including sign area curb to the fence.
- **Landscape Area**
  - South side of Photinia Place easement from the sidewalk to curb stretching from Black Oak Drive to Phontinia cul-de-sac.

- **Medians**
  - Grevillia Drive & I Street at the entrance.
  - Dogwood Court
  - Lydia Court
  - Hash Court
  - Photinia Place
  - Black Oak Drive
- **Sidewalk to Curb**
  - Street tree irrigation only for the entire subdivision.

#### **24. Judith Court – Zone D**

- **Frontage**
  - Payran landscape area on the west side of Payran from Jefferson Street to Hospice House sidewalk to the fence.
- **Median**
  - Judith Court
- **Sidewalk to Curb**
  - Street tree irrigation for the entire LAD.
  - Landscape easement on the east side of Vallejo from Jefferson Street to the end of the cul-de-sac.

#### **26. Graystone Creek – Zone A**

- **Frontage**
  - Ely Road from Hartman Lane to Sandstone Drive.
- **Landscape Areas**
  - Corona Creek landscape maintenance from the curb to the top of both the north and south sides of the creek between Ely Road and Riesling Road.
- **Medians**
  - Wildflower Court
  - Quarry Street (one on the south and one on the north)
  - Hartman Road

#### **27. Americana – Zone A**

- **Frontage**
  - Ely Road from Sonoma Mountain Parkway north to just past Hanford Street.
  - Sonoma Mountain Parkway frontage from Ely Road East to Canterbury Estates.

- **Landscape Area**
  - Lexington Street landscape maintenance on pathway area between 1850 & 1846.
- **Median**
  - Plymouth Court

## **28. Kingsfield – Zone D**

- **Landscape Area**
  - Townview Lane landscape maintenance from the curb to the fence on both sides of the street from North Webster Street west to the first parcel.
- **Median**
  - Townview Lane

## **29. Liberty Farms – Zone A**

- **Landscape Area**
  - Turf & landscape maintenance on the north side of the creek from just past Telford Lane west to Sonoma Mountain Parkway curb to the top of the bank.

## **31. Wisteria – Zone A**

- **Frontage**
  - Landscape area on the east side of Ely Road from Hanford Street to Sandstone Drive curb to the fence.
  - Landscape area on the south side of Sandstone Drive from Ely Road to Wisteria Circle. Including the southeast corner of Wisteria Circle & Sandstone Drive with the sign to curb fence.

## **32. Corona Creek II – Zone A**

- **Frontage**
  - Sonoma Mountain Parkway landscape is from Corona Road to Corona Creek curb to fence.
- **Landscape Area**
  - Landscape area on the north side of Via Elisabetta from Mauro Pietro Drive to home at the end of the cul-de-sac. It also includes the north side of the Via Elisabetta Court sidewalk to curb irrigation, lawn & trees.
- **Median**
  - Via Elisabetta cul-de-sac.

### **33. Woodside Village – Zone A**

- **Landscape Area**
  - Landscape area on East Woodside Drive along Capri Creek north to Maria Drive, from the curb to the top of the bank.

### **35. Cross Creek I & II – Zone C**

- **Frontage**
  - Ely Road landscape area from curb to the fence on the east side of Ely Road from the northern boundary of Cross Creek Subdivision to Casa Grande Road.
  - Casa Grande landscape area starting at Ely Road from the curb on Casa Grande to the curb on River Pine Circle & curb to fence east to the cul-de-sac on Hidden Valley Drive.
- **Landscape Areas**
  - Urban separator along Hidden Valley Drive from Whisper Creek to Casa Grande Road.
  - The path from Casa Grande Road to Whippoorwill Court & including landscape from the curb to fence at Whippoorwill Court cul-de-sac terminus.
- **Medians**
  - Valley Oak Court
  - Whippoorwill Court
  - Hidden Valley Drive
  - Skyhawk Court
  - Turnabout at Garfield Drive

### **36. Westview Estates – Zone D**

- **Frontage**
  - Bodega Avenue landscape area from curb to the sidewalk from Webster Street to #756 Bodega Avenue.
- **Landscape Area**
  - Rebecca Street landscape area sidewalk to fence from the southwest corner of Fowler Court & Rebecca Drive to the end of the street.
  - Landscape area on both sides of the pathway from Larch Drive to Via Gigi.

### **37. Willow Glen – Zone B**

- **Frontage**
  - Sonoma Mountain Parkway landscape area from Lynch Creek past Linnet to the end of the subdivision.
- **Landscape Areas**
  - Turtle Creek south side landscape area on both sides of the pathway to fence from Sonoma Mountain Parkway to Prince Park includes two bridges. Turtle Creek north side, along Sleepy Hollow Lane, from Cricket Court to Castle Drive north side Washington Creek landscape area along Linnet Lane, Songbird Way, to Hawk Drive from the curb to the top of the bank. The south side of Washington Creek is weed, irrigation & basin maintenance at trees only.
  - Noriel Lane landscape area on the east side of the street from the pathway to curb from Turtle Creek Lane to the end of the street across from 1916.
- **Median & Entrances**
  - Median & north & south sides from the curb to fence at Sonoma Mountain Parkway & Turtle Creek Lane.
  - Median & north & south sides from the curb to fence at Sonoma Mountain Parkway & Linnet Lane.
  - Crickett Court
  - Fawn Court
  - Squirrel Hollow Court

### **38. Stoneridge – Zone D**

- **Frontage**
  - Sunnyslope Road landscape area from curb to fence & curb to the sidewalk from Ravenswood Court to Fullerton Lane.
- **Median & Entrance**
  - Landscape area on the west side of Ravenswood Court at Sunnyslope Road from the first corner to the first house.
  - Ravenswood
- **Landscape Area**
  - Landscape area from curb to 10' behind sidewalk starting at the intersection of Dover Lane & Lansdowne Way extending uninterrupted to Buckingham Lane.
- **Medians**
  - The roundabout at the intersection of Sestri Lane & Riesling Road also includes two median islands on Sestri Lane.

### **39. Lansdowne – Zone A**

- **Landscape Area**
  - Landscape area from curb to 10' behind sidewalk starting at the intersection of Dover Lane & Lansdowne Way, extending uninterrupted to Buckingham Lane.
- **Medians**
  - Roundabout at the intersection of Sestri Lane & Riesling Road. It also includes two median islands on Sestri Lane.

### **40. Twin Creeks – Zone D**

- **Landscape Areas**
  - Landscape sidewalk to curb along Ellis Street to the first house.
  - Landscape at Washington Creek along Holly Lane from the curb to the fence. Weed mowing behind the west fence from the large turf area to behind the first two homes on Holly Lane.

### **41. McNear Landing – Zone D**

- **Frontage**
  - Along Petaluma Boulevard South subdivision frontage (does not include hillside portion – see map).
- **Landscape Areas**
  - Along the Petaluma River walkway on both sides.
- **Medians**
  - At both ends of the intersections of McNear Circle & Petaluma Boulevard South.

### **42. Turnbridge – Zone A**

- **Frontage**
  - Curb to the fence between Wellington Place & Liverpool Way.
- **Landscape Areas**
  - On the north side of Liverpool Way from Sonoma Mountain Parkway to the end of the park from the curb to the top of the creek bank.
  - On Howard Circle between # & # sidewalk to park area on both sides of the path.
  - The western edge of the subdivision behind the wall near railroad tracks.
  - North western corner of the subdivision from Liverpool Way to the western edge of the subdivision on both sides of Creek. Curb to the fence between Wellington Place & Liverpool Way.

- **Medians**
  - Colabianchi Lane
  - Westbury Court

#### **43. Washington Creek – Zone B**

- **Frontage**
  - Landscape area on East Washington Boulevard extending from the east end of the subdivision to the west end of the subdivision from the curb to the wall.
- **Landscape Area**
  - Landscape strip on the north side of Catenacci Court from the curb to the sidewalk.
  - Landscape area on East Washington Boulevard extending from the east end of the subdivision to the west end of the subdivision from the curb to the wall.
- **Medians**
  - Landscape area on two medians at the end of the cul-de-sac on Catenacci Court.

#### **43. Washington Creek Riparian – Zone B**

- Creek from the back of the sidewalk of Catenacci Court to the top of the bank on the south side.
- Creek from wall/fence to top of the bank on the north side.

#### **44. Stratford Village – Zone A**

- **Landscape Area**
  - Landscape area, from Casella Way to Lennox Drive between the curb and Capri Creek. And between the sidewalk and home fences Casella Way to Yorkshire Street.
  - Landscape area along Lennox Drive continuing from Norfolk Avenue to end of subdivision between curb & edge of urban separator.

#### **45. Southgate – Zone C**

- **Frontage**
  - Landscape area on Lakeville Road from the south end of the subdivision north along the wall to end. Landscape area at the corner of Lakeville Road & Freitas Road Landscape area along Freitas Road from the west end of the wall to end of subdivision including medians in the center of

Frietas Road Landscape area on Ely Road from the corner of Freitas Road & Ely Road south along the wall to end of the subdivision.

- **Park**
  - Landscape & turf area in the park as indicated on the map and curb strip along Murrieta Street.
- **Interior Sound Walls**

#### **46. Riverview Park – Zone D**

The maintenance of Riverview Park includes all plant material, trees, and irrigation systems.

- **Pedestrian Trail** – as listed above
- **Park** – as listed above

#### **47. Avila Ranch – Zone B**

Landscape maintenance services, including, but not limited to, care of landscape plants, replacement plantings, tree trimming as necessary, operation, maintenance and repair/replacement of irrigation systems, mowing, vegetation removal, weed and other landscape pest control as necessary, periodic litter removal, vandalism repair, periodic mulch replenishment, the costs of water and electricity, all in a street public right of way; maintenance and cleaning of the underground stormwater detention pipe and maintenance and cleaning of the stormwater treatment areas; also maintenance, repair, and replacement of fence in Parcels A, B, C, E & F. All maintenance areas are situated within the Avila Ranch Subdivision in the City of Petaluma.

#### **48. The Oaks at Sunnyslope**

The services to be provided by Sunnyslope LAD include landscape maintenance services, including, but not limited to, care of landscape plants, replacement plantings, mulch replenishment, tree trimming, mowing, vegetation removal, weed, and other landscape pest control, litter removal, vandalism repair, operation/ maintenance/ repair/ replacement of irrigation systems, the costs of water and electricity, all in a public street right-of-way. All maintenance service areas are located within THE OAKS AT SUNNYSLOPE Planned Unit Development in the City of Petaluma as shown in Exhibit B of the LAD Engineer's Report.